

## ARGUMENT AGAINST MEASURE W

Redevelopment Agencies in California have an astounding \$81 Billion Dollars of bonded indebtedness. In today's business climate increasing debt is irresponsible. The Lodi Redevelopment Agency wants authority for a maximum future debt of \$400 Million Dollars.

Why does Lodi need another layer of government, the Redevelopment Agency, which can issue bonds without voter approval? Ordinance 1812 allows \$400 Million Dollars of future outstanding debt. A three member vote of the Redevelopment Agency can incur this debt, all without voter approval.

In their grab for dollars they would declare the Eastside of Lodi "blighted" for up to 45 years. Over 3,000 homes will be under the stigma of "blight" for up to 45 years. The industrial area of Lodi east of Highway 99, mostly new construction within the last 20 years, also would be labeled "blighted." Retail areas of Kettleman Lane west to Ham Lane, and Lockeford Street west to North California Street are also dishonestly called "blighted." Why are the Adventist Academy, Blakely Park, the American Legion Building and park, and the Grape Festival Grounds all included in the "blighted" area? Will these properties be slated for future commercial development?

Sewer, water, and utilities are legitimate functions of the City, but such debts are with voter approval. The taxpayers must be allowed to vote on any redevelopment debts.

Ordinance 1812 excludes the voters from future debt approval. If a Redevelopment area is needed in any future project, it must be clearly defined and the ordinance must include voter approval of future bonds.

As proposed, this Ordinance is irresponsible. Don't give the City bureaucrats a blank check "slush fund." **VOTE NO ON MEASURE W**

Submitted by: Committee to Oppose Measure W

/s/ John Talbot  
/s/ Phyllis Roche  
/s/ Jane Lea

## REBUTTAL TO ARGUMENT AGAINST MEASURE W

Opponents of Measure W rely on scare tactics.

Using their logic, families should never borrow money to buy a house because it involves debt. Silly.

The fact is, Lodi's redevelopment agency isn't required to issue bonds. Some cities accomplish the public's goals on a pay-as-you go system.

The agency, however, could borrow money to build a new library, fire station or other needed facility so residents wouldn't have to choose between paying higher taxes or giving up city services. That isn't possible now.

The benefit to Lodi is so clear that an unprecedented coalition of business, education and community leaders, public safety groups and seniors are joining to say YES on Measure W.

Your YES vote on Measure W will keep our tax dollars in Lodi to help our citizens, improve city services and attract new jobs.

With redevelopment, we can attract new businesses with modern sewer, streets and communication infrastructure. We can clean up blighted areas, refurbish abandoned properties that are hotbeds for criminal activity and build new affordable and senior housing – local businesses will benefit and local jobs will be created. Everyone wins.

The City Council, acting as the Redevelopment Agency, operates in full view of the public, provides city residents with annual reports, public audits and operates within strict State law. There are no secrets.

That's why 95 percent of California cities with populations over 50,000 have voter-approved redevelopment agencies.

Can the small group of Measure W opponents be right and everyone else wrong?

Submitted by: Yes on Measure W – sponsored by the  
Lodi District Chamber of Commerce

/s/ Larry Hansen,  
Mayor of Lodi  
/s/ Peter M. Iturraran,  
President, Lodi Professional Firefighters  
/s/ Russell G. Munson,  
Managing Partner, Wine and Roses Hotel  
/s/ Dr. Kenneth Mullen  
/s/ Tracy L. Williams,  
President and CEO, LOEL Foundation, Inc.